

**Minutes for Zoning Board of Adjustment
June 28, 2007 – 7:00 P.M.**

Roll Call

Present for the hearing were Chairman Landers, Vice Chairman Donahue, Hoffman, and Aseltine. Michele Braun was present as the Clerk. Public present were William Smith, Diana Pombar, Pauline Hatch, Francis Hood, Gilbert Knapp, Deborah Baker, Todd Jones, and John Laporte.

Approval of Minutes

A motion to approve the minutes for the May 24, 2007 Hearing was made by Aseltine and seconded by Donohue. **The motion passed 4-0-0.**

The Hearing began at 7:02 pm.

Chairman Landers stated the following:

1. All meetings of the Board of Adjustment shall be open to the Public.
2. The Officers of the Board of Adjustment may administer oaths to the witnesses.
3. All witnesses will be "Interested Persons" to the appellant. "Interested Persons" are owners of property abutting that of the appellant.
4. All testimony by "Interested Persons" and materials shall be germane to any issue under appeal.
5. All Hearings shall be open to the public and the rules of evidence at such hearings shall be the same as set forth in Title 35810.
 - a) Irrelevant, immaterial or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in superior courts of this state shall be followed.
6. The Board of Adjustment shall render its decisions, which shall include "Findings of Facts".

Hearing 070628-1: Deborah Baker and Todd Jones request Conditional Use Approval under Section 504 to construct a new building (replacement mobile home) in a special flood hazard area at 1486 Route 12A.

Chair Landers asked appellants to confirm that they had adequate setbacks; they responded that they did have adequate setbacks.

Donohue moved to approve the request, Aseltine seconded the motion. **The motion passed 4-0-0.**

Hearing 070628-2: Diana Pombar and Pauline Hatch request Conditional Use Approval under Section 504 to construct a new building (replacement mobile home) in a special flood hazard area at 346 Water Street.

Hoffman referred to Section 507(A)1 of the Northfield Zoning Regulations which states: "Development within the regulatory floodway is prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice by a registered professional engineer certifying that the proposed development will result in no increase in flood levels during the occurrence of the base flood." Hoffman asserted that the Board could not approve this request without a hydrologic and hydraulic analysis. No such analysis has been conducted.

Aseltine moved to approve the request to replace the existing 14x70 mobile home with a 14x80 mobile home under the conditions that the request be submitted for state approval and have adequate anchoring; Donohue seconded the motion. **The motion passed 3-1-0.**

Adjournment:

Aseltine moved to close the Hearing, Donohue seconded the motion. **The motion passed 4-0-0.**

The hearing was closed at 8:30 pm.

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.